

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
November 1, 2005
10:00 am**

Minutes

Board Members Attending:

Ray Sandbek
Ralph Wirth
David Michael Green
William J. Welty Sr.

Linda L. Swearingen
Jo Gawthrop

Board Members Absent:

William Bramble
Floyd Van Cook

Staff Attending:

Terry M. Slade, Director BCE
David Reichert, General Counsel

Dawna King, Admin. Specialist III

Guest Attending;

Thad Vann, KY Manufacturing Institute

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Minutes

Previous minutes discussed. Mr. Welty made motion that minutes be adopted. Mr. Green seconded motion. Motion carried, all concurred. Mr. Welty suggested that a on each agenda chart be made of all the items approved by the board.

Old Business

Application was reviewed. Mr. Welty suggested that under Standard Application on Page 1 it should state “I am applying for licensure via successful completion and passing of an approved pre-licensing course and require examination. Jo Gawthrop brought up a grammatical change on Page 1 under Non-Licensee that it should say “Meet requirements” not “Meets requirements”. Background checks discussed. Mr. Wirth wanted some clarity on if the applicant did not reside in Kentucky for at least 5 years the applicant must get a background check from the state they moved from. Mr. Wirth understood the background check to be for felonies only but Mr. Green stated that the background check shows everything.

Mr. Sandbek discussed the Log of Inspections and thinks that the board should require one complete signed contract out of the 25 inspections from the log. Mr. Wirth made a motion that on the application form Page 1 under Alternate Requirement Licensing the third box that it state “I have completed and can document at least 25 home inspections in the previous 12 months, and provided one completed home inspection”. Terry suggested that in the fourth box you could it could state the same for the hundred inspections also. Mr. Welty seconded motion. Motion carried, all concurred. Mr. Green wanted to talk about the Standards of Practice. He wants to make sure that the applicant only checks one Standard of Practice they are under ASHI, NAHI or other approved Standards.

New Business

Reviewed application form for Education Providers. Mr. Green suggested the education providers need to know that the Kentucky Board of Home Inspectors has to approve the education providers. Detailed discussion about which schools the board will allow to teach the Home Inspection Vocation and how they will teach the course. The \$500 application fee will be required from the school applying to teach the pre-license course. Requirement of adequate funding will be removed and the \$50,000 Performance Bond will be required. Contact Jena Vance of the Kentucky Proprietary Board and get a copy of the Statutes and Applications. Board will discuss the application and statues at next meeting.

Break for lunch 11:30 am to 12:30 pm

Resumed detailed discussion on the course provider’s application. Core Curriculum discussed. Went over the request from National Institute of Building Inspectors NIBI of their core curriculum. Went over the core course hours for the KBHI class training requirement. Structural Components 4½ hours; Framing 4 hours; Exterior and Roofing 5 hours; Ventilation and Installation 1 hour; Plumbing 3 hours; Electrical 3 hours; Air Conditioning 3 hours; Heat 4 hours; Interior 2 hour. Mr. Green gave copies of handouts from Mr. Mike Weeks of ABC Home Inspections Course. The course training hours was discussed. The 64 hour field training was discussed again. Mr. Wirth still has a problem with the 64 hour field training requirement. Mr. Green pointed out that ITA requires field training and wants the board to require the 64 hours of field training for the applicants in Kentucky. Mr. Green feels that the 64 hour field training requirement is needed to keep the consumer complaints down and to keep the applicants able to apply and proceed with becoming a Kentucky Home Inspector. Mr. Wirth wants the board to meet with Mr. David Jarvis of LFCUG to come and discuss the

64 hour field training at the next meeting (November 15th). Ms. Gawthrop will contact Mr. Jarvis.

License-Revoke or Suspension

Board will discuss at November 15th meeting.

Agenda next meeting

The agenda for the next meeting was discussed.

- 64 Hour Field Training
- Mr. David Jarvis LFCUG to speak to board
- Administrative Regulations
- License-Revoke or Suspension-Disciplinary Actions

Adjournment

Meeting adjourned at 2:45 pm. Next meeting is scheduled for November 15, 2005 10:00 a.m. in the Hearing Room at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405. Mr. Welty made a motion to adjourn the meeting. Ms. Gawthrop seconded motion. Motion carried, all concurred.